



Good Intent, Edlesborough, LU6 2RD
Asking price £600,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A well proportioned four bedroom detached family home, situated in this delightful position on Good Intent, in the beautiful village of Edlesborough.

The layout comprises an entrance hallway, open plan dual aspect living/dining room, refitted kitchen, downstairs w/c, principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

Externally the property further benefits from driveway parking, an area of front garden, useful double garage and a mature private garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the w/c and dining area.

Dining Area

Double glazed window. Radiator. Access to the kitchen. Open plan to the living area.

Living Area

Double glazed window. Double glazed sliding doors to the rear garden. Two radiators.

Kitchen

Two double glazed windows. Double glazed door to the side access. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated gas hob with extractor over. Space for a free standing fridge freezer and dishwasher. One and half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring. Radiator. Access to the garage.

W/C

Double glazed window. Partially tiled walls. Fitted with a cabinet enclosed wash hand basin and a low level w/c.

First Floor Landing

Radiator. Airing cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobes. Access to the en suite.

En Suite

Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiled walls. Extractor fan.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Two double glazed windows. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, cabinet enclosed wash hand basin and an enclosed cistern w/c. Chrome heated towel rail. Partially tiled walls. Tile effect flooring. Radiator. Work surface with storage beneath.

To The Front

An area of block paving providing driveway parking. An area of front garden laid with lawn. Outside lights. Gated side access. Access to the garage. Pathway to the front door.

Garage

Two double glazed windows. Accessed via a courtesy door from the kitchen and an electric roller door to the front. Power and lighting.

To The Rear

A private rear garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Planted borders. Outside tap. Outside light. Gated side access.

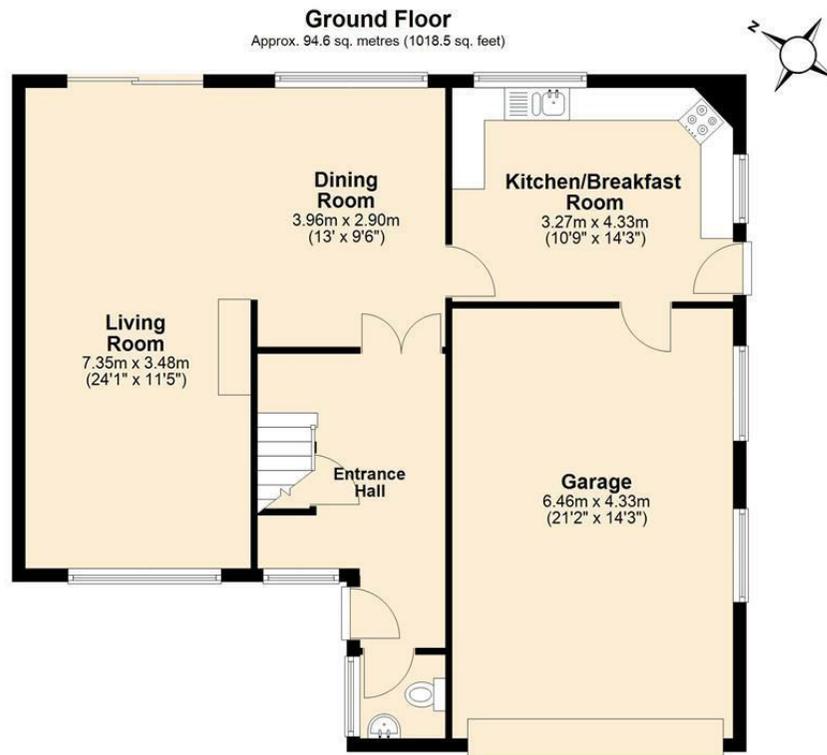
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Total area: approx. 163.4 sq. metres (1758.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		

